



81 Pictor Road  
Buxton



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

# 81 Pictor Road

## Buxton

### Derbyshire, SK17 7TB



Enjoying a large corner plot position this three bedroomed semi detached family home. With Upvc double glazing and gas central heating. New flooring throughout. Gardens to front side and rear. Internal accommodation comprises: Entrance porch, dining area, kitchen and lounge to the ground floor with three bedrooms and bathroom to the first floor. Available immediately. Pets considered.

**PCM**  
£795 PCM

Staffordshire - 01538 383344

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#### Entrance Porch

Half glazed Upvc entrance door. Quarry tiled flooring. Obscure glazed inner timber door through to:

#### Dining Room

11'3 x 8'4

Upvc double glazed window to front. Central heating radiator. Laminate flooring. Stair case to first floor. Useful under stairs storage cupboard housing the domestic meters.

#### Lounge

17'6" x 11'7"

Upvc double glazed windows to side and rear. Central heating radiator. Laminate flooring. Fireplace with surround ready for a plug in electric fire.

#### Kitchen

12'6" x 8'1"

Fitted with a matching range of base and eye level units with drawers and fitted marble effect square edged working surfaces. Incorporating a single stainless steel sink unit and drainer with mixer tap over. Tiled splash backs. Integrated four ring gas hob and electric oven with stainless steel extractor hood over. Plumbing and space for washing machine. Cupboard housing the water meter. Upvc double glazed window and door to rear. Central heating radiator.

#### First Floor Landing

Upvc double glazed window to rear. Access to loft void. Doors off.

#### Bedroom Two

10'5" x 9'9"

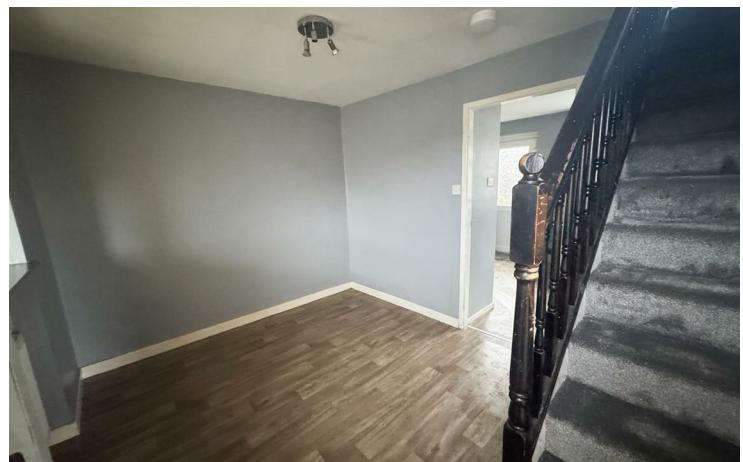
Upvc double glazed window to front. Central heating radiator. Built in storage cupboard with shelving.

#### Bathroom

Fitted with a white three piece suite to comprise: panelled bath with shower over, fitted shower screen and tiled splash backs. Pedestal wash hand basin and dual flush wc. Obscure glazed Upvc window to rear. Central heating radiator.

#### Agents Notes

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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